

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|------------------|--|---|------------|---|-----------|--------------------|-------|-----------|----------|
| DUNLAP BARRY L | | | 0 Water | 0 Subdivision | 0 Average | Description | Code | Appraised | Assessed |
| DUNLAP CONNIE E | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 376,200 | 376,200 |
| 256 BOLAS RD | | SUPPLEMENTAL DATA | | | | RES LAND | 1010 | 350,100 | 350,100 |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2108 Total Acres .92 Chapter Lan GIS ID F_864984_2842493 | | | | RESIDNTL | 1010 | 2,100 | 2,100 |
| | | | | Cyclical Exemption W District Res Exem | | | | | |
| | | | | Assoc Pid# | | | | | |
| | | | | | | | Total | 728,400 | 728,400 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|-------|--------------------------------|-------|----------|-------|---------|----------|
| SULLIVAN DANIEL J | | 58140 31 | 07-28-2023 | Q | I | 760,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| DUNLAP BARRY L | | 3953 0095 | 12-11-1973 | U | I | 50,900 | 1 | 2023 | 1010 | 286,600 | 2022 | 1010 | 262,800 |
| | | | | | | | | | 1010 | 504,700 | | 1010 | 320,700 |
| | | | | | | | | | 1010 | 3,100 | | 1010 | 3,100 |
| | | | | | | | Total | 794,400 | Total | 586,600 | Total | 556,900 | |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| | | Total | 0.00 | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 376,200 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 2,100 |
| Appraised Land Value (Bldg) | 350,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 728,400 |
| Valuation Method | C |
| Total Appraised Parcel Value | 728,400 |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0050 | | | |

| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING PERMIT RECORD | | | | | | VISIT / CHANGE HISTORY | | | | | | | | |
|------------------------|------------|------|-------------|--------|-----------|------------------------|-----------|----------|------------|-----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result |
| | | | | | | | | | 09-12-2018 | SJD | | | 20 | Field Review |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | 07-07-2007 | BSB | | 1 | 07 | Measure - Info @ Door |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | |
|-----------------------------|----------|---------------|------|-----------|------------|------------------------|----------|------------|-------|-------|-----------|------------------|---------------------|------------|------------|
| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P | Land Value |
| 1 | 1010 | Single Family | RC | Primary | 40,012 SF | 8.75 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 8.75 | 350,100 |
| Total Card Land Units | | | | | 0.92 AC | Parcel Total Land Area | | | | | 0.92 | Total Land Value | | | 350,100 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1172 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 25 | Vinyl Siding | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 03 | Gable | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 493,796 |
| Interior Floor 2 | | | Net Other Adj | | 36,108 |
| Heat Fuel | 03 | Gas | Replace Cost | | 529,904 |
| Heat Type | 04 | Forced Air-Duc | Year Built | | 1972 |
| AC Type | 03 | Central | Effective Year Built | | 1992 |
| Bedrooms | 4 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 29 |
| Total Rooms | 8 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 1 | | Condition % | | |
| Extra Openings | 1 | | Percent Good | | 71 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 376,200 |
| Sq Ft Fin Bsmt | 459 | | Dep % Ovr | | |
| FBM Quality | 02 | Low Quality | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 2 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1172 | | Cost to Cure Ovr | | |
| | | | Cost to Cure Ovr Comment | | |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | |
|--|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
| SHD1 | Shed | L | 144 | 21.00 | 1980 | A | 70 | C | 1.00 | 2,100 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,172 | 1,172 | 1,172 | 204.22 | 239,342 |
| BSM | Basement | 0 | 1,172 | 234 | 40.77 | 47,787 |
| DCK | Deck | 0 | 144 | 14 | 19.85 | 2,859 |
| FUS | Finished Upper Story | 936 | 936 | 936 | 204.22 | 191,147 |
| SHD | Attached Shed | 0 | 176 | 62 | 71.94 | 12,661 |
| Ttl Gross Liv / Lease Area | | 2,108 | 3,600 | 2,418 | | 493,796 |

